

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE MERIDIAN SERVICE METROPOLITAN DISTRICT (MSMD)

**Held:** December 4, 2024, at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831

**Attendance:** The following Directors were in attendance:

Butch Gabrielski, President  
Bill Gessner, Vice President  
Mike Fenton, Secretary  
Tom Sauer, Treasurer  
Wayne Reorda, Asst. Secretary

Also present were:

Jim Nikkel; Meridian Service Metro District  
Jennette Coe; Meridian Service Metro District  
Carrie Billingsly; Meridian Service Metro District  
Beth Aldrich; Meridian Service Metro District  
Russel Mills; Meridian Service Metro District  
Ryan Kozlowski; Meridian Service Metro District  
Aleks Myszkowski; Meridian Service Metro District  
Jenny Frost; Tech Builders  
Ted Tchang; Tech Builders  
Raul Guzman; Tech Builders  
Tom Kerby; Tech Builders

**Call to Order** A quorum of the Board was present, and the Directors confirmed their qualification to serve. The meeting was called to order at 10:02 a.m.

**Disclosure Matter** Mr. Fano noted that written disclosures of the interests of all Directors have been filed with the Secretary of State.

**Approve Agenda** The Board reviewed the Agenda. A motion was made to approve the agenda. The motion was seconded and approved by unanimous vote of Directors present.

**Visitor Comments** There were none.

**Approve Minutes** The Board reviewed the November 6, 2024, Board Minutes and a motion was made, and seconded to approve the minutes as presented. The motion was approved by unanimous vote of Directors present.  
The Board reviewed the November 13, 2024, Budget Workshop Minutes and a motion was made, and seconded to approve the minutes as presented. The motion was approved by unanimous vote of Directors present.

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### Administrative Matters for 2025

Resolution MSMD 24-05 Concerning Annual Administrative Matters for 2025: Mr. Nikkel reviewed for the Board the Annual Administrative Matters Resolution for 2025 (MSMD 24-05). A motion was made and seconded to approve the Resolution as presented. The motion was approved by unanimous vote of Directors present.

### Financial Items

Cash Position Summary and Financial Statements: Ms. Billingsly reviewed the cash position summary and monthly financial reports for October 2024. A motion was made and seconded to accept the cash position summary and financial statements as presented. The motion was approved by unanimous vote of Directors present.

Review 2022 Tap Fee Report: Ms. Billingsly reviewed the November 2024 Tap Fee Report with the Board for information only.

Receive Finance Committee Report: Ms. Billingsly noted the Finance Committee met on November 21, 2024, and gave a summary of the Finance Committee Report on page 32 of the packet. The November Interim payments were reviewed and approved by Director Gabrielski and Director Sauer.

Approval of Payment of Claims: Ms. Coe reviewed the updated claims presented for approval at this meeting:

Interim: Payments totaling \$684,054.14

MSMD: Payments totaling \$177,403.98.

A motion was made and seconded to approve the MSMD payment of claims. The motion was approved by unanimous vote of Directors present.

Staff Presentation of Proposed 2024 MSMD Amended Budget, Proposed 2025 MSMD Budget and Proposed 2025 Fee Schedule: Ms. Coe briefly discussed the 2024 amended budget and the 2025 proposed budget.

Consider Proposed MSMD Budgets and Fees:

- Conduct Public Hearing on Proposed MSMD 2024 Budget Amendments, Proposed 2025 MSMD Budget, and Proposed MSMD 2025 Fee Schedule: A motion was made to open a public hearing for the proposed 2024 MSMD amended budget, proposed 2025 MSMD budget, and proposed MSMD 2025 fee schedule. The motion was seconded and approved by unanimous vote of directors present. There being no public testimony, a motion was made to close the public hearing, and the motion was seconded and approved by unanimous vote of Directors present.

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- Adopt Resolution MSMD 24-06 Adopting Amended MSMD 2024 Budget: A motion was made to adopt Resolution MSMD 24-06. The motion was seconded and approved by unanimous vote of Directors present.

Adopt Resolution MSMD 24-07 Adopting MSMD 2025 Budget and 2025 Fee Schedule: A motion was made to adopt Resolution 24-07. The motion was seconded and approved by unanimous vote of Directors present

## Operations & Engineering Items

### Information Items:

#### MSMD Operations Reports:

- Mr. Kozlowski presented the Recreation Center Report to the Board which included information from pages 77 and 78 of the Board Packet.
- Mr. Myszkowski presented the parks and grounds report which included information from page 80 of the Board Packet.
- Mr. Mills presented the water, sewer, and drainage operation reports which included information from page 79 of the Board Packet.

#### Managers Verbal Report: Mr. Nikkel provided status reports on the following matters:

- Mr. Nikkel gave an update on the Fieldhouse project and encouraged everyone to go by the construction site and check out the progress.

## Developer Items

Mr. Guzman provided a verbal report to the Board on the status of Meridian Ranch development activities:

- The traffic lights at Meridian Road and Rex Road are complete and working well. The walking trail has been completed as well. Replacing the monument sign is in progress and a lot of reseeding will need to be done.
- The construction for infrastructure Rolling Hills North filings I and II will go out to bid in January or February.
- Tralon Homes are no longer going to build in the Sanctuary. Half of the lots will go to Meritage Homes and the other half will go to Century Homes.
- Mr. Guzman thanked Mr. Nikkel for his years of service, for leaving a good team behind and wished Mr. Nikkel well.
- The owners of the Circle K going in at The Shops are waiting for approval from corporate. Construction should start in the spring of 2025.

## Director Items

There were none.

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### Legal Items

Enter into Executive Session pursuant to C.R.S. 24-6-402-4(b) to receive legal advice regarding letter of termination of IGA received from MRMD: A motion was made, seconded and approved by unanimous vote of Directors present to open an executive session pursuant to C.R.S. 24-6-402-4(b) to receive legal advice regarding letter of termination of IGA received from MRMD. Mr. Reorda recused himself from the executive session due to his position as a member of the Board of Meridian Ranch Metropolitan District. At the conclusion of the discussion in the executive session a motion was made, seconded and approved by unanimous vote of Directors present to close the executive session. Reconvening in open session a motion was made, seconded and approved unanimously to approve in general the concept of the merger of MSMD and MRMD as proposed by MRMD subject to negotiation and resolution of the details to be agreed upon and documented in a mutually agreed upon writing, and to instruct legal counsel to commence negotiation of details.

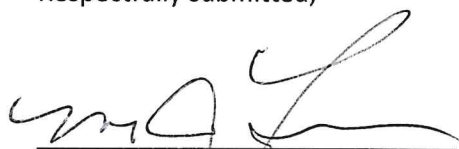
A motion was made, seconded and approved by unanimous vote of Directors present to open an executive session pursuant to C.R.S. 24-6-402(4)(f) to discuss general manager succession planning. At the conclusion of the discussion in the executive session a motion was made, seconded and approved by unanimous vote of Directors present to close the executive session. Following the executive session, a motion was made, seconded and unanimously approved to offer the interim general manager position to Jennette Coe, with salary and other benefits as discussed in executive session, with offer letter to be prepared by Mr. Nikkel for review and signature by Board President; and for Board to determine the posting and process for filling the position on a permanent basis to be made in 2025.

### Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 12:35 p.m.

The next regular meeting of the Board is scheduled for January 8, 2025, at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,



Secretary for the Meeting